

Clervaux Terrace, Fishburn, TS21 4AY
3 Bed - House - Mid Terrace
£84,950

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We are delighted to offer to the market with no onward chain; this double-fronted terraced house with three bedrooms, positioned pleasantly on Clervaux Terrace within the popular, family orientated location of Fishburn. Originally two separate dwellings, the property has undergone work in recent years & boasts spacious rooms with high ceilings throughout. Having easy access to all of the immediate amenities offered in & around the area itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this deceptively spacious property comprises: Welcoming entrance lobby, spacious lounge (measuring 14ft x 13ft approximately) with window to front elevation, separate dining room with access through to a rear conservatory, kitchen with a range of fitted wall & base units & inner lobby with further access to a separate utility room & useful ground floor wc. The first floor landing boasts three good sized bedrooms & an impressive family bathroom with four piece suite. Externally, an enclosed yard is positioned to the rear. This is an excellent opportunity to acquire such a well proportioned residence & we strongly recommend full internal inspection in order to fully appreciate the style, space, layout & potential of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
14'11 x 13'4 (4.55m x 4.06m)

DINING ROOM
15'1 x 11'4 (4.60m x 3.45m)

KITCHEN
11'7 x 9'6 (3.53m x 2.90m)

INNER LOBBY

UTILITY ROOM
6'4 x 4'11 (1.93m x 1.50m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

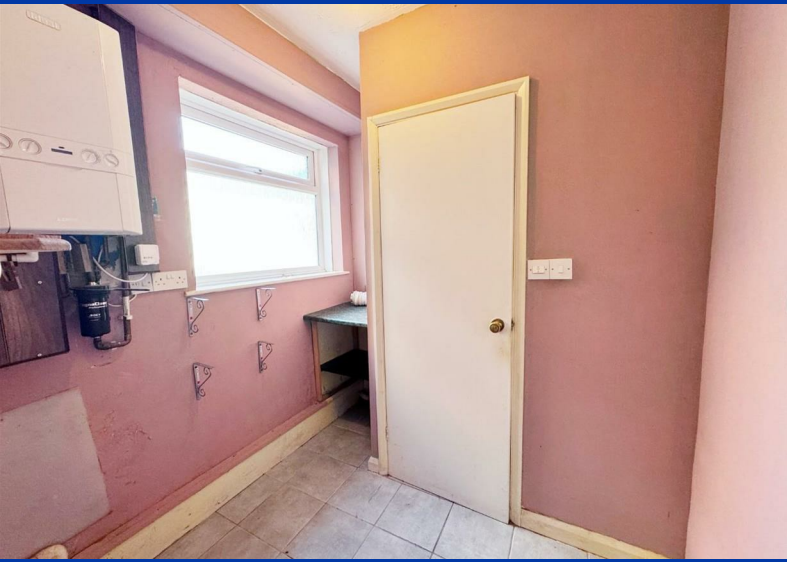
BEDROOM ONE
14'11 x 14'10 (4.55m x 4.52m)

BEDROOM TWO
15'2 x 11'0 (4.62m x 3.35m)

BEDROOM THREE
9'11 x 8'8 (3.02m x 2.64m)

FAMILY BATHROOM
10'5 x 6'9 (3.18m x 2.06m)

EXTERNALLY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-120	A	
	92-104	B	
	81-91	C	
	69-80	D	
	55-68	E	
	45-54	F	
	35-44	G	
Not energy efficient - higher running costs	1-34		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-120	A	
	92-104	B	
	81-91	C	
	69-80	D	
	55-68	E	
	45-54	F	
	35-44	G	
Not environmentally friendly - higher CO ₂ emissions	1-34		

England & Wales EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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